JOSH STEIN
Governor
D. REID WILSON
Secretary
WILLIAM E. TOBY VINSON, JR
Director

NORTH CAROLINA
Environmental Quality

February 11, 2025

Fost Tract LLC
Attn.: Justin M. Old, Registered Agent
417 Caratoke Hwy. Unit D
Moyock, NC 27958

Subject: **Stormwater Permit No. SW7200202 Modification 2**
The Fost Tract PD-R – North Project Area
High Density Permit
Currituck County

Dear Justin Old:

The Washington Regional Office received a complete State Stormwater Management Permit Application for the Modification of the Fost Tract – North Project Area on January 8, 2025. The modification involves the construction of phase 3 of this project. The BUA for this phase was taken into account when the SCMs were sized and approved in the previous modification of this permit issued in April 8, 2022. Staff review of the plans and specifications has determined that the project, as proposed, complies with the Stormwater Regulations set forth in Title 15A NCAC 02H.1000 amended on January 1, 2017 (2017 Rules). We are hereby forwarding Permit Number SW7200202 dated February 11, 2025, for the construction of the built-upon areas (BUA) and stormwater control measures (SCMs) associated with the subject project.

This permit shall be effective from the date of issuance until February 12, 2028 and the project shall be subject to the conditions and limitations as specified therein and does not supersede any other agency permit that may be required. Failure to comply with these requirements will result in future compliance problems. Please note that this permit is not transferable except after notice to and approval by the Division.

This cover letter, attachments, and all documents on file with DEMLR shall be considered part of this permit and is herein incorporated by reference.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing by filing a written petition with the Office of Administrative Hearings (OAH). The written petition must conform to Chapter 150B of the North Carolina General Statutes and must be filed with the OAH within thirty (30) days of receipt of this permit. You should contact the OAH with all questions regarding the filing fee (if a filing fee is required) and/or the details of the filing process at 6714 Mail Service Center, Raleigh, NC 27699-6714, or via telephone at 919-431-3000, or visit their website at www.NCOAH.com. Unless such demands are made this permit shall be final and binding.

If you have any questions concerning this permit, or need additional information on this matter, please contact me at (252) 948-3973.

Sincerely,

Denis Hyska, CAPM
Environmental Engineer

cc: David A. Deel, PE – Deel Engineering, PLLC (dadeeleng@gmail.com)
Currituck County Inspections – Bill Newns (Bill.Newns@CurrituckCountyNC.gov)
Washington Regional Office

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENERGY, MINERAL, AND LAND RESOURCES

STATE STORMWATER MANAGEMENT PERMIT

HIGH DENSITY DEVELOPMENT

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations

PERMISSION IS HEREBY GRANTED TO

Fost Tract, LLC

The Fost Tract PD-R – North Project Area

Caratoke Hwy, Moyock, Currituck County

FOR THE

construction, operation and maintenance of five wet ponds in compliance with the provisions of 15A NCAC 2H .1000 (hereafter referred to as the *"stormwater rules"*) and the approved stormwater management plans and specifications and other supporting data as attached and on file with and approved by the Division of Energy, Mineral, and Land Resources and considered a part of this permit.

This permit shall be effective from the date of issuance until February 12, 2028, and shall be subject to the following specified conditions and limitations:

I. DESIGN STANDARDS

1. This permit is effective only with respect to the nature and volume of stormwater described in the application and other supporting data.

2. This stormwater system has been approved for the management of stormwater runoff as described in Section I.8 of this permit. The stormwater control measures have been designed to handle the runoff from 2,410,330 square feet of impervious area.

3. The tract will be limited to the amount of built-upon area indicated in Section I.8 of this permit, and per approved plans.

4. All stormwater collection and treatment systems must be located in either dedicated common areas or recorded easements. The final plats for the project will be recorded showing all such required easements, in accordance with the approved plans.

5. The runoff from all built-upon area within the permitted drainage area of this project must be directed into the permitted stormwater control system.

6. Each of the 214 single family lots and 87 townhome residences are limited to a maximum of **See Attachment A** square feet of built-upon area, as indicated in the application and as shown on the approved plans.

7. The built-upon areas associated with this project shall be located at least 50 feet landward of all perennial and intermittent surface waters.

8. The following design criteria have been provided in the wet ponds and must be maintained at design condition:

Wet Detention Pond #1

a.	Drainage Area, ft^2:	578,264
b.	Total Impervious Surfaces, ft^2:	367,500
c.	Design Storm, inches:	1.5
d.	Pond Depth - average, feet:	5.97
e.	Permanent Pool Elevation, FMSL:	2.50
f.	Permanent Pool Surface Area required, ft^2:	20,202
g.	Permanent Pool Surface Area, ft^2:	58,247
h.	Min. Volume required, ft^3:	112,815
i.	Permitted Storage Volume, ft^3:	348,015
j.	Temporary Storage Elevation, FMSL:	2.79
k.	Controlling Orifice:	4.0"Ø pipe
l.	Receiving Stream/River Basin:	Rowland Creek Canal/Pasquotank
m.	Stream Index Number:	30-1-2-2-5-1-2-1
n.	Classification of Water Body:	"C; Sw "

Wet Detention Pond #2-3-4 Hydraulically Connected

a.	Drainage Area, ft^2:	4,250,771
b.	Total Impervious Surfaces, ft^2:	1,765,918
c.	Design Storm, inches:	1.5
d.	Pond Depth - average, feet:	4.29
e.	Permanent Pool Elevation, FMSL:	2.50
f.	Permanent Pool Surface Area required, ft^2:	76,992
g.	Permanent Pool Surface Area, ft^2:	403,033
h.	Min. Volume required, ft^3:	546,201
i.	Permitted Storage Volume, ft^3:	1,730,335
j.	Temporary Storage Elevation, FMSL:	2.79
k.	Controlling weir height-length, in:	12-42
l.	Receiving Stream/River Basin:	Rowland Creek Canal/Pasquotank
m.	Stream Index Number:	30-1-2-2-5-1-2-1
n.	Classification of Water Body:	"C; Sw "

Wet Detention Pond #5

a.	Drainage Area, ft^2:	749,982
b.	Total Impervious Surfaces, ft^2:	285,912
c.	Design Storm, inches:	1.5
d.	Pond Depth - average, feet:	4.17
e.	Permanent Pool Elevation, FMSL:	2.50
f.	Permanent Pool Surface Area required, ft^2:	17,374
g.	Permanent Pool Surface Area, ft^2:	47,283
h.	Min. Volume required, ft^3:	89,773
i.	Permitted Storage Volume, ft^3:	197,001
j.	Temporary Storage Elevation, FMSL:	2.82
k.	Controlling weir height-length, in:	12-42
l.	Receiving Stream/River Basin:	Rowland Creek Canal/Pasquotank
m.	Stream Index Number:	30-1-2-2-5-1-2-1
n.	Classification of Water Body:	"C; Sw "

II. SCHEDULE OF COMPLIANCE

1. No homeowner/lot owner/developer shall fill in, alter, or pipe any drainage feature (such as swales) shown on the approved plans as part of the stormwater management system without submitting a revision to the permit and receiving approval from the Division.

2. The permittee is responsible for verifying that the proposed built-upon area for the entire lot does not exceed the maximum allowed by this permit. Once the lot transfer is complete, the built-upon area may not be revised without approval from the Division of Water Quality, and responsibility for meeting the built-upon area limit is transferred to the individual property owner.

3. If an Architectural Review Board or Committee is set up by the permittee to review plans for compliance with the BUA limit, the plans reviewed must include all proposed built-upon area. Any approvals given by the Board do not relieve the homeowner of the responsibility to maintain compliance with the permitted BUA limit.

4. The Director may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the Director for modifying the site to meet minimum requirements. The permittee shall provide copies of revised plans and certification in writing to the Director that the changes have been made.

5. The stormwater management system shall be constructed in its entirety, vegetated and operational for its intended use prior to the construction of any built-upon surface.

6. The permittee shall submit to the Director and shall have received approval for revised plans, specifications, and calculations prior to construction, for any modification to the approved plans, including, but not limited to, those listed below:

a. Any revision to the approved plans, regardless of size.
b. Project name change.
c. Transfer of ownership.
d. Redesign or addition to the approved amount of built-upon area.
e. Further subdivision, acquisition, or sale of all or part of the project area. The project area is defined as all property owned by the permittee, for which Sedimentation and Erosion Control Plan approval or a CAMA Major permit was sought.
f. Filling in, altering, or piping of any vegetative conveyance shown on the approved plan.

7. The permittee shall submit for approval, final site layout and grading plans for any permitted future development areas shown on the approved plans, prior to construction.

8. All stormwater collection and treatment systems must be located in either dedicated common areas or recorded easements. The final plats for the project will be recorded showing all such required easements, in accordance with the approved plans.

9. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately.

10. Upon completion of construction, prior to issuance of a Certificate of Occupancy, and prior to operation of this permitted facility, a certification must be received from an appropriate designer for the system installed certifying that the permitted facility has been installed in accordance with this permit, the approved plans and specifications, and other supporting documentation. Any deviations from the approved plans and specifications must be noted on the Certification.

11. If the stormwater system was used as an Erosion Control device, it must be restored to design condition prior to operation as a stormwater treatment device, and prior to occupancy of the facility.

12. The permittee shall at all times provide the operation and maintenance necessary to assure that all components of the permitted stormwater system function at optimum efficiency. The approved Operation and Maintenance Plan must be followed in its entirety and maintenance must occur at the scheduled intervals including, but not limited to:

a. Semiannual scheduled inspections (every 6 months).
b. Sediment removal.
c. Mowing and re-vegetation of side slopes.
d. Immediate repair of eroded areas.
e. Maintenance of side slopes in accordance with approved plans.
f. Debris removal and unclogging of structures, orifice, catch basins and piping.
a. Access to all components of the system must be available at all times.

13. Records of maintenance activities must be kept by the permittee. The records will indicate the date, activity, name of person performing the work and what actions were taken.

14. This permit shall become void unless the facilities are constructed in accordance with the conditions of this permit, the approved plans and specifications, and other supporting data.

15. Prior to the sale of any lot, the following deed restrictions must be recorded:

    a. The following covenants are intended to ensure ongoing compliance with State Stormwater Management Permit Number SW7200202, as issued by the Division of Energy, Mineral, and Land Resources under NCAC 2H.1000.
    b. The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the Stormwater Management Permit.
    c. These covenants are to run with the land and be binding on all persons and parties claiming under them.
    d. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Energy, Mineral, and Land Resources.
    e. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the Division of Energy, Mineral, and Land Resources.
    f. The maximum built-upon area per lot is **See Attachment A** square feet. This allotted amount includes any built-upon area constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, brick, stone, slate, and coquina, but does not include raised, open wood decking, or the water surface of swimming pools.
    g. Filling in or piping of any vegetative conveyances (ditches, swales, etc.) associated with the development except for average driveway crossings, is strictly prohibited by any persons.
    h. Each lot will maintain a 50 foot wide vegetated buffer between all impervious areas and surface waters.
    i. All roof drains shall terminate at least 50 foot from the mean high water mark.
    j. If permeable pavement credit is desired, the property owner must submit a request, with supporting documentation, to the permittee and receive approval prior to construction of the permeable pavement.

16. A copy of the recorded deed restrictions must be submitted to the Division within 30 days of the date of recording the plat, and prior to selling lots. The recorded copy must contain all of the statements above, the signature of the Permittee, the deed book number and page, and the stamp/signature of the Register of Deeds.

17. Prior to transfer of the permit, the stormwater facilities will be inspected by DEQ personnel. The facility must be in compliance with all permit conditions. Any items not in compliance must be repaired or replaced to design condition prior to the transfer. Records of maintenance activities performed to date will be required.

18. Decorative spray fountains will be allowed in the stormwater treatment system, subject to the following criteria:

    a. The fountain must draw its water from less than 2' below the permanent pool surface.

b. Separated units, where the nozzle, pump and intake are connected by tubing, may be used only if they draw water from the surface in the deepest part of the pond.
c. The falling water from the fountain must be centered in the pond, away from the shoreline.

20. If permeable pavement credit is desired, the permittee must submit a request to modify the permit to incorporate such language as required by the Division of Water Quality. The request to modify must include a soils report identifying the type of soil, the Seasonal High Water Table elevation and the infiltration rate. Upon the successful completion of a permit modification, the individual lot owners that request to utilize permeable pavements must submit the necessary forms and documentation to the permittee and receive approval prior to construction of the permeable pavement.

21. A copy of the approved plans and specifications shall be maintained on file by the Permittee at all times.

III. GENERAL CONDITIONS

1. This permit is not transferable except after notice to and approval by the Director. In the event of a change of ownership, or a name change, the permittee must submit a completed Name/Ownership Change form, to the Division of Energy, Mineral, and Land Resources, signed by both parties, and accompanied by supporting documentation as listed on page 2 of the form. The project must be in good standing with the Division. The approval of this request will be considered on its merits and may or may not be approved.

2. The permittee is responsible for compliance with all permit conditions until such time as the Division approves the transfer request.

3. Failure to abide by the conditions and limitations contained in this permit may subject the Permittee to enforcement action by the Division of Energy, Mineral, and Land Resources, in accordance with North Carolina General Statute 143-215.6A to 143-215.6C.

4. The issuance of this permit does not preclude the Permittee from complying with any and all statutes, rules, regulations, or ordinances, which may be imposed by other government agencies (local, state, and federal) having jurisdiction.

5. In the event that the facilities fail to perform satisfactorily, including the creation of nuisance conditions, the Permittee shall take immediate corrective action, including those as may be required by this Division, such as the construction of additional or replacement stormwater management systems.

6. The permittee grants DEQ Staff permission to enter the property during normal business hours for the purpose of inspecting all components of the permitted stormwater management facility.

7. The permit issued shall continue in force and effect until revoked or terminated. The permit may be modified, revoked and reissued or terminated for cause. The filing of a request for a permit modification, revocation and re-issuance or termination does not stay any permit condition.

8. Unless specified elsewhere, permanent seeding requirements for the stormwater control must follow the guidelines established in the North Carolina Erosion and Sediment Control Planning and Design Manual.

9. Approved plans and specifications for this project are incorporated by reference and are enforceable parts of the permit.

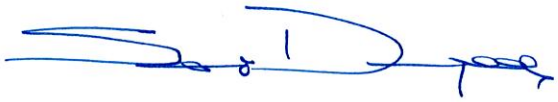
10. The issuance of this permit does not prohibit the Director from reopening and modifying the permit, revoking and reissuing the permit, or terminating the permit as allowed by the laws, rules and regulations contained in Title 15A NCAC 2H.1000, and NCGS 143-215.1 et.al.

11. The permittee shall notify the Division of any name, ownership or mailing address changes at least 30 days prior to making such changes.

12. This permit shall be effective from the date of issuance until February 12, 2028. Application for permit renewal shall be submitted 180 days prior to the expiration date of this permit and must be accompanied by the processing fee.

Permit issued this the 11th day of February, 2025.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



For Toby Vinson, Director
Division of Energy, Mineral, and Land Resources
By Authority of the Environmental Management Commission

Permit Number SW7200202

Attachment A

Allowable BUA Area Table

Fost - Planned Development Allowable Built-Upon Area and High-Density
Phases 1 - 3 Residential Subdivision Deed Restriction Calculations

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
PHASE 1	1	12,259	5,517
	2	12,166	5,475
	3	12,390	5,576
	4	12,040	5,418
	5	11,863	5,338
	6	11,720	5,274
	7	11,609	5,224
	8	11,535	5,191
	9	11,499	5,175
	10	11,516	5,182
	11	12,732	5,729
	12	12,730	5,729
	13	12,831	5,774
	14	14,812	6,665
	15	14,444	6,500
	16	14,099	6,345
	17	8,270	4,962
	18	8,270	4,962
	19	8,270	4,962
	20	8,000	4,800
	21	8,602	5,161
	22	8,603	5,162
	23	8,288	4,973
	24	8,288	4,973
	25	8,288	4,973
	26	8,267	4,960
	27	7,475	4,485
	28	8,101	4,861
	29	9,219	5,531
	30	8,087	4,852
	31	8,193	4,916
	32	9,065	5,439
	33	8,002	4,801
	34	8,201	4,921
	35	8,419	5,051
	36	8,417	5,050
	37	8,418	5,051
	38	13,646	6,141
	39	12,473	5,613
	40	12,032	5,414
	41	11,591	5,216
	42	11,049	4,972
	43	9,627	4,332
	44	9,736	4,381
	45	10,430	4,694
	46	10,430	4,694
	47	11,456	5,155
	48	12,300	5,535
	49	13,012	5,855
	50	12,823	5,770
	51	12,821	5,769
	52	12,920	5,814
	53	12,610	5,675
	54	10,443	4,699
	55	10,054	4,524

Fost - Planned Development
Phases 1 - 3 Residential Subdivision

Allowable Built-Upon Area and
Deed Restriction Calculations

High-Density

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
	56	10,053	4,524
	57	10,053	4,524
	58	10,053	4,524
	59	10,784	4,853
PHASE 2	60	11,105	4,997
	61	12,490	5,621
	62	12,336	5,551
	63	11,317	5,093
	64	11,317	5,093
	65	11,317	5,093
	66	11,317	5,093
	67	11,317	5,093
	68	11,317	5,093
	69	10,337	4,652
	70	10,337	4,652
	71	10,337	4,652
	72	11,064	4,979
	73	11,828	5,323
	74	12,699	5,715
	75	11,493	5,172
	76	11,305	5,087
	77	11,505	5,177
	78	13,300	5,985
	79	13,705	6,167
	80	12,811	5,765
PHASE 1	81	11,291	5,081
	82	10,363	4,663
	83	10,366	4,665
	84	10,366	4,665
	85	10,366	4,665
	86	10,366	4,665
	87	11,127	5,007
	88	10,951	4,928
	89	10,929	4,918
	90	9,581	4,311
	91	9,582	4,312
	92	10,282	4,627
	93	13,893	6,252
	94	14,346	6,456
	95	14,773	6,648
	96	10,654	4,794
	97	10,648	4,792
	98	10,665	4,799
	99	10,341	4,653
	100	10,336	4,651
	101	11,107	4,998
	102	11,730	5,279
	103	11,986	5,394
	104	12,620	5,679
	105	12,389	5,575
	106	12,134	5,460
	107	8,524	5,114
	108	8,620	5,172
	109	8,621	5,173
	110	8,863	5,318
	111	8,393	5,036

Fost - Planned Development
Phases 1 - 3 Residential Subdivision

Allowable Built-Upon Area and
Deed Restriction Calculations

High-Density

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
	112	8,304	4,982
	113	8,416	5,050
PHASE 2	114	7,769	4,661
	115	6,896	4,138
	116	6,905	4,143
	117	6,927	4,156
	118	6,927	4,156
	119	6,927	4,156
	120	7,946	4,768
	121	9,320	5,592
	122	10,219	6,131
	123	9,239	5,543
	124	8,533	5,120
	125	8,390	5,034
	126	7,927	4,756
	127	8,134	4,880
	128	7,554	4,532
	129	8,118	4,871
	130	9,055	5,433
	131	8,217	4,930
	132	7,794	4,676
	133	7,899	4,739
	134	8,725	5,235
	135	8,725	5,235
	136	7,325	4,395
	137	7,325	4,395
	138	7,325	4,395
	139	7,325	4,395
	140	7,325	4,395
	141	7,325	4,395
	142	8,153	4,892
	143	8,251	4,951
	144	8,366	5,020
	145	11,799	5,310
	146	11,590	5,216
	147	10,718	4,823
	148	10,456	4,705
	149	10,393	4,677
	150	10,393	4,677
	151	10,393	4,677
	152	10,393	4,677
	153	10,831	4,874
	154	9,230	4,154
	155	9,281	4,176
	156	9,320	4,194
	157	9,359	4,212
	158	9,586	4,314
	159	10,057	4,526
	160	11,620	5,229
	161	11,452	5,153
	162	12,282	5,531
	163	13,440	6,048
	164	14,564	6,554
	165	9,792	4,406
	166	10,259	4,617
	167	10,000	4,500

Fost - Planned Development
Phases 1 - 3 Residential Subdivision

Allowable Built-Upon Area and
Deed Restriction Calculations

High-Density

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
PHASE 2	168	10,000	4,500
	169	10,634	4,785
	170	10,938	4,922
	171	10,355	4,660
	172	10,897	4,904
	173	10,499	4,725
	174	9,736	4,381
	175	9,969	4,486
	176	10,294	4,632
	177	10,912	4,910
	178	10,744	4,835
	179	10,892	4,901
	180	10,976	4,939
	181	11,243	5,059
	182	10,787	4,854
	183	11,499	5,175
	184	11,204	5,042
	185	11,031	4,964
	186	10,962	4,933
	187	10,017	4,508
	188	10,179	4,581
	189	11,988	5,395
	190	20,660	9,297
	191	13,261	5,967
	192	11,581	5,211
	193	10,477	4,715
	194	10,023	4,510
	195	9,487	4,269
	196	10,000	4,500
	197	9,096	4,093
	198	11,274	5,073
	199	11,003	4,951
	200	11,007	4,953
	201	11,007	4,953
	202	11,007	4,953
	203	11,007	4,953
	204	10,939	4,923
	205	10,939	4,923
	206	10,939	4,923
	207	10,313	4,641
	208	10,997	4,949
	209	10,790	4,856
	210	10,123	4,555
	211	10,053	4,524
	212	10,014	4,506
	213	10,022	4,510
	214	10,370	4,667
PHASE 1	T1	3,530	3,530
	T2	2,134	2,134
	T3	2,134	2,134
	T4	2,134	2,134
	T5	2,134	2,134
	T6	3,055	3,055
	T7	3,376	3,376
	T8	2,134	2,134
	T9	2,134	2,134

Fost - Planned Development
Phases 1 - 3 Residential Subdivision

Allowable Built-Upon Area and
Deed Restriction Calculations

High-Density

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
PHASE 1	T10	3,201	3,201
	T11	3,201	3,201
	T12	2,134	2,134
	T13	2,134	2,134
	T14	3,462	3,462
	T15	2,940	2,940
	T16	2,134	2,134
	T17	2,134	2,134
	T18	2,134	2,134
	T19	2,940	2,940
	T20	3,186	3,186
	T21	2,134	2,134
	T22	2,134	2,134
	T23	2,134	2,134
	T24	2,134	2,134
	T25	3,199	3,199
	T26	2,713	2,713
	T27	1,809	1,809
	T28	1,809	1,809
	T29	1,809	1,809
	T30	1,809	1,809
	T31	2,711	2,711
	T32	2,743	2,743
	T33	1,829	1,829
	T34	1,829	1,829
	T35	1,829	1,829
	T36	2,743	2,743
	T37	2,743	2,743
	T38	1,829	1,829
	T39	1,829	1,829
	T40	1,829	1,829
	T41	2,743	2,743
	T42	2,700	2,700
	T43	1,800	1,800
	T44	2,700	2,700
PHASE 2	T45	2,811	2,811
	T46	1,874	1,874
	T47	1,874	1,874
	T48	1,874	1,874
	T49	2,811	2,811
	T50	2,811	2,811
	T51	1,874	1,874
	T52	1,874	1,874
	T53	1,874	1,874
	T54	2,811	2,811
	T55	2,713	2,713
	T56	1,809	1,809
	T57	1,809	1,809
	T58	1,809	1,809
	T59	1,809	1,809
	T60	2,713	2,713
	T61	2,927	2,927
	T62	1,809	1,809
	T63	1,809	1,809
	T64	2,713	2,713
	T65	2,713	2,713

Fost - Planned Development
Phases 1 - 3 Residential Subdivision

Allowable Built-Upon Area and
Deed Restriction Calculations

High-Density

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
PHASE 2	T66	1,809	1,809
	T67	1,809	1,809
	T68	2,854	2,854
	T69	2,858	2,858
	T70	1,905	1,905
	T71	1,905	1,905
	T72	1,905	1,905
	T73	2,858	2,858
	T74	2,858	2,858
	T75	1,905	1,905
	T76	1,905	1,905
	T77	1,905	1,905
	T78	3,338	3,338
	T79	2,858	2,858
	T80	1,905	1,905
	T81	2,858	2,858
	T82	2,858	2,858
	T83	1,905	1,905
	T84	2,858	2,858
	T85	2,858	2,858
	T86	1,905	1,905
	T87	3,338	3,338
PHASE 3	T88	2,975	2,975
	T89	2,380	2,380
	T90	2,380	2,380
	T91	2,380	2,380
	T92	2,975	2,975
	T93	2,975	2,975
	T94	2,380	2,380
	T95	2,380	2,380
	T96	2,975	2,975
	T97	2,261	2,261
	T98	1,809	1,809
	T99	1,809	1,809
	T100	1,809	1,809
	T101	1,809	1,809
	T102	2,261	2,261
	T103	2,261	2,261
	T104	1,809	1,809
	T105	1,809	1,809
	T106	1,809	1,809
	T107	1,809	1,809
	T108	2,261	2,261
	T109	2,576	2,576
	T110	2,061	2,061
	T111	2,061	2,061
	T112	2,061	2,061
	T113	2,061	2,061
	T114	2,576	2,576
	T115	2,576	2,576
	T116	2,061	2,061
	T117	2,061	2,061
	T118	2,061	2,061
	T119	2,061	2,061
	T120	2,576	2,576
	T121	2,769	2,769

Fost - Planned Development Allowable Built-Upon Area and High-Density
Phases 1 - 3 Residential Subdivision Deed Restriction Calculations

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
PHASE - 3	T122	2,215	2,215
	T123	2,769	2,769
	T124	2,769	2,769
	T125	2,215	2,215
	T126	2,769	2,769
	Total	**2,524,898**	**1,371,096**

Attachment B

Certification Forms

The following blank Designer Certification forms are included and specific for this project:

- As-Built Permittee Certification
- As-Built Designer's Certification General MDC
- As-Built Designer's Certification for Wet Detention Pond Project

A separate certification is required for each SCM. These blank certification forms may be copied and used, as needed, for each SCM and/or as a partial certification to address a section or phase of the project.

AS-BUILT PERMITTEE CERTIFICATION

I hereby state that I am the current permittee for the project named above, and I certify by my signature below, that the project meets the below listed Final Submittal Requirements found in NCAC 02H.1042(4) and the terms, conditions and provisions listed in the permit documents, plans and specifications on file with or provided to the Division.

☐ Check here if this is a partial certification. Section/phase/SCM #?_____

☐ Check here if this is part of a Fast Track As-built Package Submittal.

Printed Name_____Signature_____

I, _____, a Notary Public in the State of _____

County of _____, do hereby certify that _____

personally appeared before me this _____ day of _____, 20_____

and acknowledge the due execution of this as-built certification. (SEAL)

Witness my hand and official seal

_____

My commission expires _____

Permittee's Certification NCAC .1042(4)	Completed / Provided	N/A
A. DEED RESTRICTIONS / BUA RECORDS		
1. The deed restrictions and protective covenants have been recorded and contain the necessary language to ensure that the project is maintained consistent with the stormwater regulations and with the permit conditions.	Y or N	
2. A copy of the recorded deed restrictions and protective covenants has been provided to the Division.	Y or N	
3. Records which track the BUA on each lot are being kept. (See Note 1)	Y or N	
B. MAINTENANCE ACCESS		
1. The SCMs are accessible for inspection, maintenance and repair.	Y or N	
2. The access is a minimum of 10 feet wide.	Y or N	
3. The access extends to the nearest public right-of-way.	Y or N	
C. EASEMENTS		
1. The SCMs and the components of the runoff collection / conveyance system are located in recorded drainage easements.	Y or N	
2. A copy of the recorded plat(s) is provided.	Y or N	
D. SINGLE FAMILY RESIDENTIAL LOTS - Plats for residential lots that have an SCM include the following:	Y or N	

1. The specific location of the SCM on the lot.	Y or N	
2. A typical detail for the SCM.	Y or N	
3. A note that the SCM is required to meet stormwater regulations and that the lot owner is subject to enforcement action as set forth in NCGS 143 Article 21 if the SCM is removed, relocated or altered without prior approval.	Y or N	
E. OPERATION AND MAINTENANCE AGREEMENT	Y or N	
1. The O&M Agreement is referenced on the final recorded plat.	Y or N	
2. The O&M Agreement is recorded with the Register of Deeds and appears in the chain of title.	Y or N	
F. OPERATION AND MAINTENANCE PLAN – maintenance records are being kept in a known set location for each SCM and are available for review.	Y or N	
G. DESIGNER'S CERTIFICATION FORM – has been provided to the Division.	Y or N	

Note 1- Acceptable records include ARC approvals, as-built surveys, and county tax records.

Provide an explanation for every requirement that was not met, and for every "N/A" below. Attach additional sheets as needed.

AS-BUILT DESIGNER'S CERTIFICATION FOR WET DETENTION POND PROJECT

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets all of the MDC found in NCAC 02H.1053, in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and the general statutes has been preserved.

☐ Check here if this is a partial certification. Section/phase/SCM #?_____

☐ Check here if this is part of a Fast-Track As-Built Package Submittal per .1044(3).

☐ Check here if the Designer did not observe the construction, but is certifying the project.

☐ Check here if pictures of the SCM are provided.

Printed Name_____Signature_____

NC Registration Number_____Date_____

SEAL:

Consultant's Mailing Address:

_____

City/State/ZIP _____

Phone Number _____

Consultant's Email address:

_____

① Circle N if the as-built value differs from the Plan/permit. If N is circled, provide an explanation on page 2

②N/E = not evaluated (provide explanation on page 2) ③N/A = not applicable to this project or SCM.

This Certification must be completed in conjunction with the General MDC certification under NCAC 02H.1050

Consultant's Certification (MDC .1053)	①As-built	②N/E	③N/A
A. Forebay / Depths / Fountain			
1. The available Sediment storage is consistent with the approved plan and is a minimum of 6 in.	Y or N		
2. Water flow over the forebay berm into the main pond occurs at a non-erosive velocity.	Y or N		
3. The provided Forebay Volume is 15%-20% of the main pool volume.	Y or N		
4. The Forebay entrance elevation is deeper than the exit elevation into the pond.	Y or N		
5. The Average Design Depth of the main pond below the permanent pool elevation is consistent with the permitted value?	Y or N		
6. Fountain documentation is provided.	Y or N		

B. Side slopes / Banks / Vegetated Shelf			
1. The width of the Vegetated Shelf is consistent with the approved plans and is a minimum of 6 feet.	Y or N		
2. The slope of the Vegetated Shelf is consistent with the approved plans and is no steeper than 6:1.	Y or N		
C. As-built Main Pool / Areas / Volumes / Elevations			
1. The permanent pool surface area provided is consistent with the permitted value.	Y or N		
2. The Temporary Pool Volume provided is consistent with the permitted value.	Y or N		
3. The permanent pool elevation is consistent with the permitted value.	Y or N		
4. The temporary pool elevation is consistent with the permitted value.	Y or N		
	①As-built	②N/E	③N/A
D. Inlets / Outlet / Drawdown			
1. The design volume draws down in 2-5 days.	Y or N		
2. The size of the Orifice is consistent with the permitted value.	Y or N		
3. A trash rack is provided on the outlet structure.	Y or N		
4. Hydrologic impacts to the receiving channel are minimized from the 1 yr 24 hr storm discharge?	Y or N		
5. The inlets and the outlet location are situated per the approved plan and avoid short-circuiting.	Y or N		
E. Vegetation			
1. The vegetated shelf has been planted with a minimum of 3 diverse species.	Y or N		
2. The vegetated shelf plant density is consistent with the approved plans and is no less than 50 plants per 200 sf or no less than 24 inches on center.	Y or N		

Provide an explanation for every MDC that was not met, and for every item marked "N/A" or "N/E" below. Attach additional pages as needed:

JOSH STEIN
Governor
D. REID WILSON
Secretary
RICHARD E. ROGERS, JR.
Director

NORTH CAROLINA
Environmental Quality

April 09, 2025

CURRITUCK COUNTY WATER DEPARTMENT
ATTN: KENNETH C. GRIFFIN, PUBLIC UTILITIES DIRECTOR
P.O. VOZ 220
CURRITUCK, NC 27929

Re: **Authorization to Construct (This is not a Final Approval)**
Issue Date: April 09, 2025
THE FOST TRACT PDR-PHASES 6A & 7A
Serial No.: 25-00158 Water System No.: NC0427010
Currituck County

Dear Applicant:

This letter is to confirm that a complete Engineer's Report and a Water System Management Plan have been received, and that engineering plans and specifications have been approved by the Department for **THE FOST TRACT PDR-PHASES 6A & 7A, Serial No.: 25-00158.**

The "Authorization to Construct" is valid for 36 months from the issue date. Authorization to construct may be extended if the Rules Governing Public Water Systems [15A NCAC 18C] and site conditions have not changed (see Rule .0305). The "Authorization to Construct" and the engineering plans and specifications approval letter shall be posted at the primary entrance of the job site before and during construction.

Upon completion of the construction or modification, **and prior to placing the new construction or modification into service**, the applicant must submit an Engineer's Certification and Applicant's Certification to the Public Water Supply Section.

- **Engineer's Certification:** in accordance with Rule .0303(a), the applicant shall submit a certification statement signed and sealed by a registered professional engineer stating that construction was completed in accordance with approved engineering plans and specifications, including any provisions stipulated in the Department's engineering plan and specification approval letter.
- **Applicant's Certification:** in accordance with Rule .0303(c), the applicant shall submit a signed certification statement indicating that the requirements for an Operation and Maintenance Plan and Emergency Management Plan have been satisfied in accordance with Rule .0307(d) and (e) and that the system has a certified operator in accordance with Rule .1300. The "Applicant's Certification" form is available at http://www.ncwater.org/ (click on Public Water Supply Section, Plan Review, Plan Review Forms).

Certifications can be sent by mail or attachment to an e-mail message to **PWSSection.PlanReview@deq.nc.gov.**

If this "Authorization to Construct" is for a new public water system, the owner must submit a completed **application for an Operating Permit** and the appropriate fee. For a copy of the application for an Operating Permit please call (919) 707-9076.

Once the certifications and permit application and fee (if applicable) are received and determined adequate, the Department will issue a Final Approval letter to the applicant. In accordance with Rule .0309(a), **no portion of this project shall be placed into service until the Department has issued Final Approval.**

Please contact us at (919) 707-9100 if you have any questions or need additional information.

Sincerely,

RBSadosky

Rebecca Sadosky, Ph.D., Chief
Public Water Supply Section
Division of Water Resources, NCDEQ

cc: JAMIE MIDGETTE, P.E., Regional Engineer
BISSELL PROFESSIONAL GROUP

North Carolina Department of Environmental Quality
Division of Water Resources

Authorization to Construct

Project Applicant:	**CURRITUCK COUNTY WATER DEPARTMENT**
Public Water System Name:	**CURRITUCK COUNTY WATER SYSTEM**
Water System No.:	**NC0427010**
Project Name:	**THE FOST TRACT PDR-PHASES 6A & 7A**
Serial No.:	**25-00158**
Issue Date:	**April 09, 2025**
Expiration Date:	36 Months after Issue Date

In accordance with 15A NCAC 18C .0305, this Authorization to Construct must be posted at the primary entrance to the job site during construction.

MARK S. BISSELL
BISSELL PROFESSIONAL GROUP
P.O. BOX 1068
KITTY HAWK, NC 27949

JOSH STEIN
Governor
D. REID WILSON
Secretary
RICHARD E. ROGERS, JR.
Director

NORTH CAROLINA
Environmental Quality

April 9, 2025

Currituck County Water Department
Attention: Kenneth C. Griffin, Public Utilities Director
P.O. Box 220
Currituck, NC 27929

Re: Engineering Plans Approval
Distribution Extension
The Fost Tract PDR – Phases 6A & 7A
CURRITUCK COUNTY WATER SYSTEM
Water System No.: NC0427010
Currituck County
Serial No.: 25-00158

Dear Applicant:

Enclosed please find one copy of the "Application for Approval..." together with one copy of the referenced engineering plans bearing the Division of Water Resources stamp of approval for the referenced project. These engineering plans are approved under Division of Water Resources Serial Number, 25-00158 dated April 9, 2025.

Engineering plans prepared by Mark S. Bissell, P.E. call for the installation of approximately 460 feet of 8-inch water main, valves, and other related appurtenances along Sandra Road in Moyock, Currituck County. The proposed 8-inch water main will connect to the existing 8-inch water main at the intersections of Sandra Road with Miriam Drive West and approximately 140 feet north of the intersection of Sandra Road and Leif Street. Construction of this project must be in accordance with Currituck County's standard specifications.

Please note that in accordance with 15A NCAC 18C .0309(a), no construction, alteration, or expansion of a water system shall be placed into service or made available for human consumption until the Public Water Supply Section has issued Final Approval. Final Approval will be issued and mailed to the applicant upon receipt of both an Engineer's Certification and an Applicant's Certification submitted in accordance with 15A NCAC 18C .0303 (a) and (c).

These plans in the foregoing application are approved insofar as the protection of public health is concerned as provided in the rules, standards and criteria adopted under the authority of Chapter 130A-317 of the General Statutes. This approval does not constitute a warranty of the design, construction or future operation of the water system.

One copy of the "Application for Approval..." and a copy of the plans with a seal of approval from the department are enclosed. One copy of the approved documents in a digital format (CD) is being forwarded to our Washington Regional Office. The second copy of the CD is being retained in our office.

If the Public Water Supply Section can be of further service, please call (919) 707-9100.

Sincerely,

RBSadosky

Rebecca Sadosky, Ph.D., Chief
Public Water Supply Section
Division of Water Resources

RS/OH

Enclosures: Approval Documents

cc: Jamie Midgette, P.E., Washington Regional Office
Currituck County Health Department
Bissell Professional Group

From: davek@bissellprofessionalgroup.com
To: "Mark Bissell"
Subject: FW: [External] 4651 - Fost Phase 3
Date: Wednesday, January 28, 2026 8:23:51 AM
Attachments: 7-24-25 FOST PH3 E&S SHEET.pdf
Development Overview Plan - Markup.pdf
3-2-22 FOST PHASE 2 STORM-E&S SHEET 7-MARKUP .pdf
Importance: High

Best Regards,

David Klebitz

From: davek@bissellprofessionalgroup.com <davek@bissellprofessionalgroup.com>
Sent: Thursday, July 24, 2025 9:00 AM
To: 'Pullinger, Robert C' <chris.pullinger@deq.nc.gov>
Cc: 'Turner, Ginger Y' <ginger.turner@deq.nc.gov>; 'Dumpor, Samir' <samir.dumpor@deq.nc.gov>; 'Mark Bissell' <mark@bissellprofessionalgroup.com>; 'Marcie Respass' <admin@bissellprofessionalgroup.com>; 'Sullivan, Brooke E' <brooke.sullivan@deq.nc.gov>
Subject: RE: [External] 4651 - Fost Phase 3
Importance: High

Good morning, Chris

Thank you for confirming that Fost Phase 3 is located within the LOD established by Phases 1 and 2. Attached as requested is a slip sheet of the proposed Phase 3 improvements w/ E&S measures and the Phase 1 & 2 LOD's in red. Since the projects interconnect, the approved LOD for the adjoining Flora Farm development [CURRI-2022-018] is also provided in green, for reference. I hope this provides what is needed for your file, however, if you have any questions, or need additional information, please do not hesitate to ask. If a full size paper copy of the attachment is needed, just let me know and we will get one in the mail.

Best Regards,

David Klebitz

From: Pullinger, Robert C <chris.pullinger@deq.nc.gov>
Sent: Tuesday, July 22, 2025 2:27 PM
To: davek@bissellprofessionalgroup.com
Cc: Turner, Ginger Y <ginger.turner@deq.nc.gov>; Dumpor, Samir <samir.dumpor@deq.nc.gov>; Mark Bissell <mark@bissellprofessionalgroup.com>; Marcie Respass <admin@bissellprofessionalgroup.com>; Sullivan, Brooke E <brooke.sullivan@deq.nc.gov>
Subject: RE: [External] 4651 - Fost Phase 3

Dave,

Good afternoon, and you are correct, it does appear that the area called Proposed Construction Phase 3 was covered in Phases 1 and 2. Based on that, since there's new work/disturbance proposed to be done in that hybrid area that is really part of our E&SC plan approvals called Phase 1 and part Phase 2, I think the easiest thing (at least for us) would be to have revised plans submitted showing what's proposed on each side, and it can be something as simple as an insert sheet showing "each side of the line." As there's no additional LOD, there'd be no additional review fee, and really from what I'm thinking no real "E&SC Phase 3" here as far as sediment goes (even though I talked to Brooke with the Stormwater group, and see that you've already got something named "Phase 3" for Stormwater…), because basically it would just allow us on the E&SC side to update and segregate the two existing plan approvals and LODs for we have which already cover all of the area.

Hope that makes sense, and to try and sum it up (because I had a much longer e-mail at one point trying to explain my thinking…), what we'll need is a simple sheet that shows the work and measures left to be done/used in that area that was called Phase 3, split between what is for us CURRI-2020-010 and CURRI-2022-017 E&SC plan approvals.

Chris Pullinger
Environmental Program Consultant
Division of Energy, Mineral, and Land Resources - Department of Environmental Quality
943 Washington Square Mall
Washington, North Carolina 27889

252.948.3934 - office/desk phone
252.946.6481 - office switchboard
chris.pullinger@deq.nc.gov

From: davek@bissellprofessionalgroup.com <davek@bissellprofessionalgroup.com>
Sent: Tuesday, July 22, 2025 9:35 AM
To: Pullinger, Robert C <chris.pullinger@deq.nc.gov>
Cc: Turner, Ginger Y <ginger.turner@deq.nc.gov>; Dumpor, Samir <samir.dumpor@deq.nc.gov>; Mark Bissell <mark@bissellprofessionalgroup.com>; Marcie Respass <admin@bissellprofessionalgroup.com>
Subject: [External] 4651 - Fost Phase 3

Good morning, Chris

Mark asked me to follow up with you regarding the possibility of Fost Phase 3 work being performed outside of the project's approved limits of disturbance. Please see the following attachments:

- Development Overview Plan with Phase 3 highlighted in yellow.
- Approved Phase 2 E&S plan sheet with the following markups
    - Approved Phase 1 LOD in red [Curri-2020-010]

- Approved Phase 2 expanded LOD in green [Curri-2022-017]
- Phase 3 area in yellow

Based on the above, Phase 3 appears to be located within the LOD's approved for Phases 1 & 2. If you are finding something different or need additional information, please let us know.

Best Regards,

David M. Klebitz, PE

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PO Box 1068 * 3512 N. Croatan Hwy. * Kitty Hawk, NC 27949
O: (252) 261-3266 x 244 F: (252) 261-1760
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JOSH STEIN
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Secretary
RICHARD E. ROGERS, JR.
Director

NORTH CAROLINA
Environmental Quality

January 15, 2026

Michael Myers, Registered Agent
Currituck Water & Sewer, LLC
4700 Homewood Ct., Ste. 108
Raleigh, NC 27609

Subject: Permit No. WQ0047029
Currituck Water & Sewer, LLC
The Fost Tract Phase 3 (Plat Phases 6A & 7A)
Wastewater Collection System Extension Permit
Currituck County

Dear Mr. Myers:

In accordance with your application received December 1, 2025, we are forwarding herewith Permit No. WQ0047201 dated January 15, 2026, to Currituck Water & Sewer, LLC (Permittee) for the construction and operation upon certification of the subject wastewater collection system extension. This permit shall be effective from the date of issuance until rescinded, and shall be subject to the conditions and limitations as specified therein. This cover letter shall be considered a part of this permit and is therefore incorporated therein by reference.

Please pay particular attention to the following conditions contained within this permit:

Condition II.1: This permit shall not be automatically transferable; a request must be made and approved.

Condition II.4: Requires that the wastewater collection facilities be properly operated and maintained in accordance with 15A NCAC 02T .0403 or any individual system-wide collection system permit issued to the Permittee.

Condition II.7: Upon completion of construction and prior to operation of these permitted facilities, the completed Engineering Certification form with checklist attached to this permit shall be submitted with the required supporting documents to the address provided on the form. **Permit modifications are required for any changes resulting in non-compliance with this permit, regulations, or the Minimum Design Criteria.** [15A NCAC 02T.0116]

It shall be the Permittee's responsibility to ensure that the as-constructed project meets the appropriate design criteria and rules. Failure to comply may result in penalties in accordance with North Carolina General Statute §143-215.6A through §143-215.6C, construction of additional or replacement wastewater collection facilities, and/or referral of the North Carolina-licensed Professional Engineer to the licensing board.

Currituck Water & Sewer, LLC
The Fost Tract – Construction Phase 3
Permit No. WQ0047021

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing upon written request within 30 days following receipt of this permit. This request must be in the form of a written petition, conforming to Chapter 150B of North Carolina General Statutes, and filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714. Unless such demands are made, this permit shall be final and binding.

If you need additional information concerning this matter, please contact Scott Vinson via e-mail at Scott.Vinson@deq.nc.gov or 252-948-3800.

Sincerely,

Signed by:
David May
D4638741014647A...

David May, Regional Supervisor
Water Quality Regional Operations Section
Washington Regional Office
Division of Water Resources, NCDEQ

cc: Mark Bissell, PE Bissell Professional Group
DWR Laserfiche Files

NORTH CAROLINA
Environmental Quality

WASTEWATER COLLECTION SYSTEM EXTENSION PERMIT

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations, permission is hereby granted to the

Currituck Water & Sewer, LLC
Currituck County

for the construction and operation of approximately 792 linear feet of 8-inch gravity sewer to serve 39 single family attached townhomes as part of The Fost Tract – Construction Phase 3 (Plat Phases 6A & 7A) project, and the discharge of 11,700 gallons per day of collected domestic wastewater into the Currituck Water & Sewer, LLC's existing sewerage system, pursuant to the application received December 1, 2025, and in conformity with 15A NCAC 02T; the Division's Gravity Sewer Minimum Design Criteria adopted February 12, 1996 and updated in March 2008, as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable; and other supporting data subsequently filed and approved by the Department of Environmental Quality and considered a part of this permit.

This permit shall be effective from the date of issuance until rescinded and shall be subject to the specified conditions and limitations contained therein.

Signed by:
David May
D4638741014647A...

David May, Regional Supervisor
Water Quality Regional Operations Section
Washington Regional Office
Division of Water Resources, NCDEQ

By Authority of The Environmental Management Commission

Permit Number: **WQ0047021**
Permit Issued: **January 15, 2026**

SUPPLEMENT TO PERMIT COVER SHEET

Currituck Water & Sewer, LLC is hereby authorized to:

Construct, and then operate upon certification the aforementioned wastewater collection extension. The sewage and wastewater collected by this system shall be treated in the Eagle Creek Wastewater Treatment Facility in accordance with Permit Number WQ0014306.

Permitting of this project does not constitute an acceptance of any part of the project that does not meet 15A NCAC 02T; the Division's Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; and the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable, unless specifically mentioned herein. Division approval is based on acceptance of the certification provided by a North Carolina-licensed Professional Engineer in the application. It shall be the Permittee's responsibility to ensure that the as-constructed project meets the appropriate design criteria and rules.

Construction and operation is contingent upon compliance with the Standard Conditions and any Special Conditions identified below.

I. SPECIAL CONDITIONS

1. No flow in excess of the quantity permitted herein, 11,700 GPD, shall be made tributary to the subject sewer system until an application for permit modification for an increase in flow or a new upstream application with flow has been submitted to and approved by the Division. [15A NCAC 02T.0304(b)]

2. No wastewater flow shall be made tributary to the subject sanitary sewer system until the downstream collection system permitted as The Fost Track-Phase 2, permit WQ0043770, is constructed, operational, and the engineer's certification has been received by the Division. [15A NCAC 02T.0304(b) & 15A NCAC 02T .0116]

II. STANDARD CONDITIONS

1. This permit shall not be transferable. In the event there is a desire for the wastewater collection facilities to change ownership, or there is a name change of the Permittee, a formal permit request shall be submitted to the Division accompanied by documentation from the parties involved, and other supporting materials as may be appropriate. The approval of this request shall be considered on its merits and may or may not be approved. [15A NCAC 02T.0116; G.S 143-215.1(d3)]

2. This permit shall become voidable unless the wastewater collection facilities are constructed in accordance with the conditions of this permit; 15A NCAC 02T; the Division's Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable; and other supporting materials unless specifically mentioned herein. [15A NCAC 02T.0110]

3. This permit shall be effective only with respect to the nature and volume of wastes described in the application and other supporting data. [15A NCAC 02T .0110]

4. The wastewater collection facilities shall be properly maintained and operated at all times. The Permittee shall maintain compliance with an individual system-wide collection system permit for the operation and maintenance of these facilities as required by 15A NCAC 02T .0403. If an individual permit is not required, the following performance criteria shall be met:

   a. The sewer system shall be effectively maintained and operated at all times to prevent discharge to land or surface waters, and to prevent any contravention of groundwater standards or surface water standards.

   b. A map of the sewer system shall be developed and shall be actively maintained.

   c. An operation and maintenance plan including pump station inspection frequency, preventative maintenance schedule, spare parts inventory and overflow response has been developed and implemented.

   d. Pump stations that are not connected to a telemetry system shall be inspected every day (i.e. 365 days per year). Pump stations that are connected to a telemetry system shall be inspected at least once per week.

   e. High-priority sewer lines shall be inspected at least once per every six-months and inspections are documented.

   f. A general observation of the entire sewer system shall be conducted at least once per year.

   g. Overflows and bypasses shall be reported to the appropriate Division regional office in accordance with 15A NCAC 2B .0506(a), and public notice shall be provided as required by North Carolina General Statute §143-215.1C.

   h. A Grease Control Program is in place as follows:

      1. For public owned collection systems, the Grease Control Program shall include at least biannual distribution of educational materials for both commercial and residential users and the legal means to require grease interceptors at existing establishments. The plan shall also include legal means for inspections of the grease interceptors, enforcement for violators and the legal means to control grease entering the system from other public and private satellite sewer systems.

      2. For privately owned collection systems, the Grease Control Program shall include at least bi-annual distribution of grease education materials to users of the collection system by the permittee or its representative.

      3. Grease education materials shall be distributed more often than required in Parts (1) and (2) of this Subparagraph if necessary to prevent grease-related sanitary sewer overflows.

   i. Right-of-ways and easements shall be maintained in the full easement width for personnel and equipment accessibility.

   j. Documentation shall be kept for Subparagraphs (a) through (i) of this Rule for a minimum of three years with exception of the map, which shall be maintained for the life of the system.

5. The Permittee shall report by telephone to a water resources staff member at the Washington Regional Office, telephone number (252) 946-6481, as soon as possible, but in no case more than 24 hours, following the occurrence or first knowledge of the occurrence of either of the following:

   a. Any process unit failure, due to known or unknown reasons, that renders the facility incapable of adequate wastewater transport, such as mechanical or electrical failures of pumps, line blockage or breakage, etc.; or
   b. Any SSO and/or spill over 1,000 gallons; or
   c. Any SSO and/or spill, regardless of volume, that reaches surface water

Voice mail messages or faxed information is permissible, but this shall not be considered as the initial verbal report. Overflows and spills occurring outside normal business hours may also be reported to the Division of Emergency Management at telephone number (800) 858-0368 or (919) 733-3300. Persons reporting any of the above occurrences shall file a spill report by completing and submitting Part I of Form CS-SSO (or the most current Division approved form) within five days following first knowledge of the occurrence. This report must outline the actions taken or proposed to be taken to ensure that the problem does not recur. Part II of Form CS-SSO (or the most current Division approved form) can also be completed to show that the SSO was beyond control. [G.S. 143-215.1C(a1)]

6. Construction of the gravity sewers, pump stations, and force mains shall be scheduled so as not to interrupt service by the existing utilities nor result in an overflow or bypass discharge of wastewater to the surface waters of the State. [15A NCAC 02T.0108(b)]

7. Upon completion of construction and prior to operation of these permitted facilities, the completed Engineering Certification form with checklist attached to this permit shall be submitted with the required supporting documents to the address provided on the form. A complete certification is one where the form is fully executed, and the supporting documents are provided as applicable. Any wastewater flow made tributary to the wastewater collection system extension prior to completion of this Engineer's Certification shall be considered a violation of the permit and shall subject the Permittee to appropriate enforcement actions.

   If the permit is issued to a private entity with an Operational Agreement, then a copy of the Articles of Incorporation, Declarations/Covenants/Restrictions, and Bylaws that have been appropriately filed with the applicable County's Register of Deeds office shall be submitted with the certification.

   A complete certification is one where the form is fully executed, and the supporting documents are provided as applicable. Supporting documentation shall include the following:

   a. One copy of the project construction record drawings (plan & profile views of sewer lines & force mains) of the wastewater collection system extension. Final record drawings should be clear on the plans or on digital media (CD or DVD disk) and are defined as the design drawings that are marked up or annotated with after construction information and show required buffers, separation distances, material changes, etc.

   b. One copy of the supporting applicable design calculations including pipe and pump sizing, velocity, pump cycle times, and level control settings, pump station buoyancy, wet well storage, surge protection, detention time in the wet well, and force main, ability to flush low points in force mains with a pump cycle, and downstream sewer capacity analysis. If a portable power source or pump is dedicated to multiple stations, an evaluation of all the pump stations' storage capacities and the rotation schedule of the portable power source or pump, including travel timeframes, shall be provided.

   c. Changes to the project that do not result in non-compliance with this permit, regulations, or the Minimum Design Criteria should be clearly identified on the record drawings, on the certification in the space provided, or in written summary form.

   Prior to Certification (Final or Partial): Permit modifications are required for any changes resulting in non-compliance with this permit (including but not limited to pipe length changes of 10% or greater, increased flow, pump station design capacity design increases of 5% or greater, and increases in the number/type of connections), regulations, or the Minimum Design Criteria. Requested modifications or variances to the Minimum Design

Criteria will be reviewed on a case-by-case basis and each on its own merit. Please note that variances to the Minimum Design Criteria should be requested and approved during the permitting process prior to construction. After-construction requests are discouraged by the Division and may not be approved, thus requiring replacement or repair prior to certification & activation. [15A NCAC 02T .0116]

8. Gravity sewers installed greater than ten percent below the minimum required slope per the Division's Gravity Sewer Minimum Design Criteria shall not be acceptable and shall not be certified until corrected. If there is an unforeseen obstacle in the field where all viable solutions have been examined, a slope variance can be requested from the Division with firm supporting documentation. This shall be done through a permit modification with fee. Such variance requests will be evaluated on a case-by-case basis. Resolution of such request shall be evident prior to completing and submitting the construction certification. [15A NCAC 02T.0105(n)]

9. A copy of the individual permit and construction record drawings shall be maintained on file by the Permittee for the life of the wastewater collection facilities. [15A NCAC 02T .0116]

10. Failure to abide by the conditions and limitations contained in this permit; 15A NCAC 02T; the Division's Gravity Sewer Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Station and Force Mains adopted June 1, 2000 as applicable; and other supporting materials may subject the Permittee to an enforcement action by the Division, in accordance with North Carolina General Statutes §143-215.6A through §143-215.6C, construction of additional or replacement wastewater collection facilities, and/or referral of the North Carolina-licensed Professional Engineer to the licensing board. [15A NCAC 02T .0108(b-c)]

11. In the event that the wastewater collection facilities fail to perform satisfactorily, including the creation of nuisance conditions, the Permittee shall take immediate corrective action, including those as may be required by this Division, such as the construction of additional or replacement facilities. [15A NCAC 02T .0110; 15A NCAC 02T .0108(b)]

12. The issuance of this permit shall not exempt the Permittee from complying with any and all statutes, rules, regulations, or ordinances that may be imposed by the Division any other Federal, State, or Local government agencies which have jurisdiction or obtaining other permits which may be required by the Division or any other Federal, State, of Local government agencies. [G.S. 143-215.1(b)]

CERTIFICATION CHECKLIST

To be completed by the certifying engineer prior to operation of the permitted sewers, per 15A NCAC 02T.0116.

Certifying Engineer: _____

Certification Review Date: _____

Project Name: **The Fost Tract – Construction Phase 3 (Plat Ph 6A & 7A)**

WQ0047021 **Project County:** **Currituck**

1) Has permittee information changed since the permit was issued (or last modified): change of mailing address, change of ownership, transfer from developer to HOA/POA, etc. ☐ Yes ☐ No
   - If yes, please provide either a change of ownership form or new contact information. Note that transfer of permits from the developer to the HOA/POA must occur with the first certification.
2) Have the as-built drawings have been signed, sealed, and dated by an N.C. PE? ☐ Yes ☐ No
3) Final Engineering certification? ☐ Yes ☐ No
   - **If Partial Engineering certification, provide detailed narrative including what is being certified in the current phase, what was previously certified (if applicable), and what is left to be certified.**
4) Adequate information related to sewer lines: ☐ Yes ☐ No ☐ N/A
   - Three feet minimum cover has been provided for all sewers unless ferrous pipe was installed.
   - Minimum diameters for gravity sewers are 8-inches for public lines and 6-inches for private lines.
   - Manholes have been installed: At the end of each line, at all changes in grade, size, or alignment, at all intersections, and at distances not greater than 425 feet; minimum diameter shall be 4 feet (48-inches).
5) Adequate information related to pump stations: ☐ Yes ☐ No ☐ N/A
   - Ensure power reliability option was selected per 15A NCAC 02T.0305(h).
6) Was project construction completed in accordance with all of the following:☐ Yes ☐ No ☐ N/A
   - 15A NCAC 02T, Minimum Design Criteria (MDC) for the permitting of Gravity Sewers (latest version), and MDC for the Permitting of Pump Stations and Force Mains (latest version)?

   If not, a variance approval is required in accordance with 15A NCAC 02T.0105(b), **prior to certification and operation.**
   - Contact the Central Office to discuss the variance to determine a course of action.
   - Applicant must submit two copies of the variance request form, plans, specifications, calculations, and any other pertinent information to the Central Office (one hard copy, one digital copy).
   - The central office will review the variance request, and if approvable, specific language regarding the variance will be incorporated into the permit, either via a special condition or a supplementary letter. A copy of the reissued permit with variance language or the variance letter must be maintained with the original documents.
7) Does the project contains high priority lines (15A NCAC 02T .0402(2))? ☐ Yes ☐ No
   - If yes, ensure that the permit already contains the necessary condition related to high priority lines 15A NCAC 02T.0403 (a)(5). If the permit does not include this language, the Fast Track reviewer will reissue the permit with the appropriate language.
8) Are Permit modifications are required for any changes resulting in non-compliance with this permit (including but not limited to pipe length changes of 10% or greater, change in flow, pump station design capacity design change of 5% or greater, and/or change in the number/type of connections)? ☐ Yes ☐ No
   - If yes, a permit modification request must be submitted to the appropriate Regional Office, and **a modified permit with revised certification must be issued prior to operation.**

FAST TRACK SEWER ENGINEERING CERTIFICATION

PERMITTEE: Currituck Water & Sewer, LLC
PERMIT #: WQ0047021
PROJECT: The Fost Tract – Construction Phase 3 (Plat Phases 6A & 7A)
ISSUE DATE: January 15, 2026

This project shall not be considered complete nor allowed to operate in accordance with Condition 7 of this permit until the Division has received this Certification and all required supporting documentation. It should be submitted in a manner that documents the Division's receipt. Send the required documentation to the Regional Supervisor, Water Quality Regional Operations Section, at the address at the bottom.

Any wastewater flow made tributary to the wastewater collection system extension prior to completion of this Certification shall be considered a violation of the permit and shall subject the Permittee to appropriate enforcement actions. The Permittee is responsible for tracking all partial certifications up until a final certification is received. A Final Certification shall be a complete set of record drawings, specifications and design calculations regardless of whether partials have been submitted.

PERMITTEE'S CERTIFICATION

I, the undersigned agent for the Permittee, hereby state that this project has been constructed pursuant to the applicable standards & requirements, the Professional Engineer below has provided applicable design/construction information to the Permittee, and the Permittee is prepared to operate & maintain the wastewater collection system permitted herein or portions thereof.

_____ ____ _____ _____

Printed Name, Title Signature Date

ENGINEER'S CERTIFICATION

I, _____, as a duly registered Professional Engineer in the State of North Carolina, having been authorized to observe (☐ periodically, ☐ weekly, ☐ full time) the construction of the project name and location as referenced above for the above Permittee hereby state that, to the best of my abilities, due care and diligence was used in the observation of the following construction: approximately 792 linear feet of 8-inch gravity sewer to serve 39 single family attached townhomes as part of The Fost Tract – Construction Phase 3 (Plat Phases 6A & 7A) project; such that the construction was observed to be built within substantial compliance of this permit; 15A NCAC 02T; the Division of Water Resources' (Division) Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable; and other supporting materials.

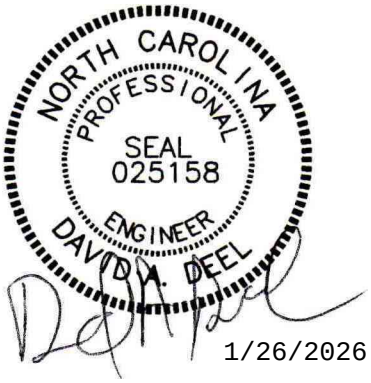
North Carolina Professional Engineer's Seal w/signature & date:

☐ **Final** ☐ **Partial (include description)**

Certification Comments/Qualifiers (attach if necessary):

EPA SWMM Model Report
Phase 3 Addendum

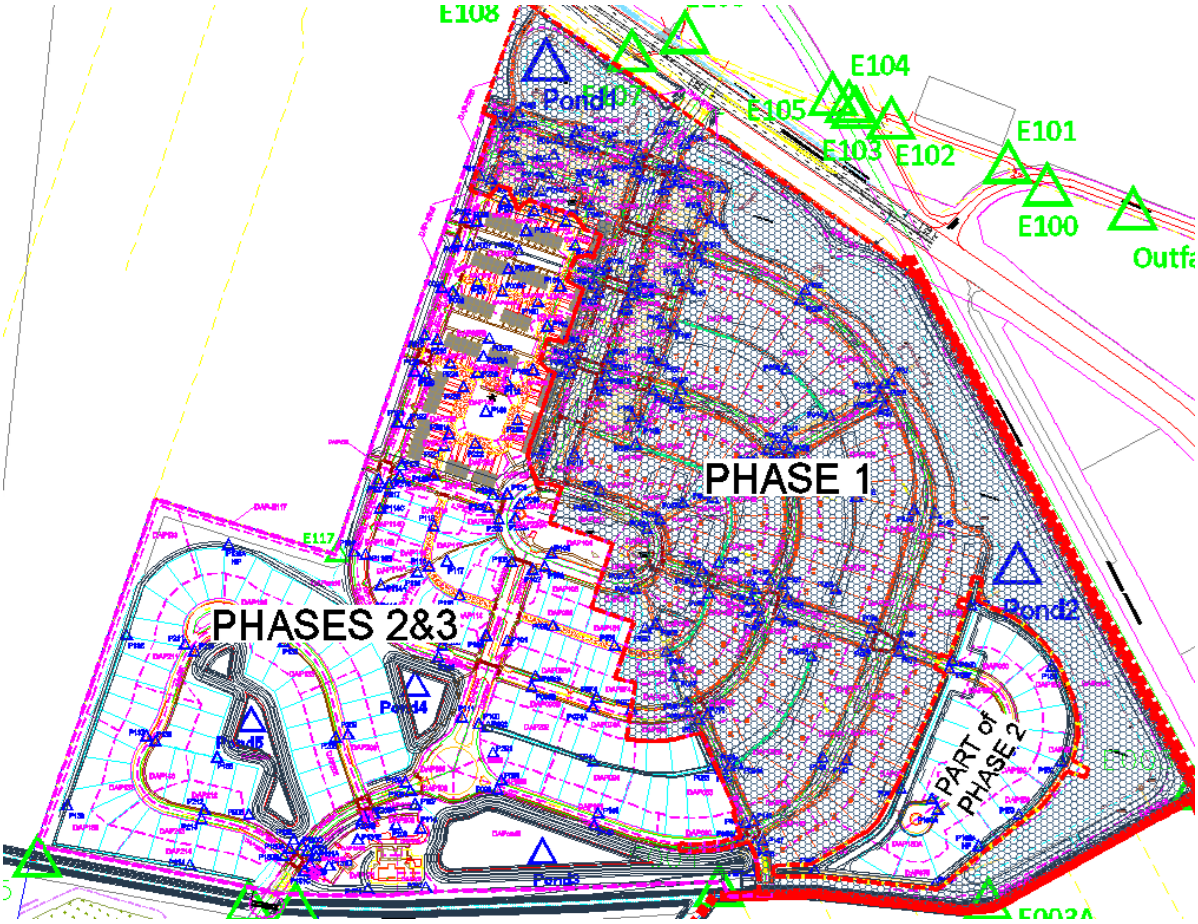
Phase 3 Stormwater Plan – The Fost Tract PD-R
Moyock, Currituck County
January 26, 2026



General

The following addendum addresses development proposed with Phase 3 of the Fost Tract PD-R. This is presented as an addendum to the original report as the original model and report included Phase 3, but only as a preliminary design. This addendum serves to document the results when the actual construction plans for Phase 3 are incorporated into the model. Phase 3 completes the development of the portion of the Fost Tract located on the north side of Rowland Creek.

Phases 2 & 3 were modeled together as an addition to the Phase 1 model to examine full build-out of the Fost Tract north of Rowland Creek. Development and Infrastructure proposed as "Phases 2&3" of the development consist of all of the improvements on the western half of the northern project area:



Since model parameters, storm information, etc. are presented in the original EPA SWMM Model Report, this addendum will focus on results for Phases 2 & 3 in order to demonstrate compliance with Currituck County requirements at full build-out.

Compliance of Phases 2 & 3 Development

Pre-development peak flow was calculated utilizing the NRCS (SCS) Method as incorporated into EPA SWMM software. The three outfalls analyzed as Links of Interest (LOI) in the original Overall Model were analyzed with the detailed drainage system from the Phase 2 & 3 Construction plans incorporated into the Model.

2-yr Pre-Construction Peak Flow:

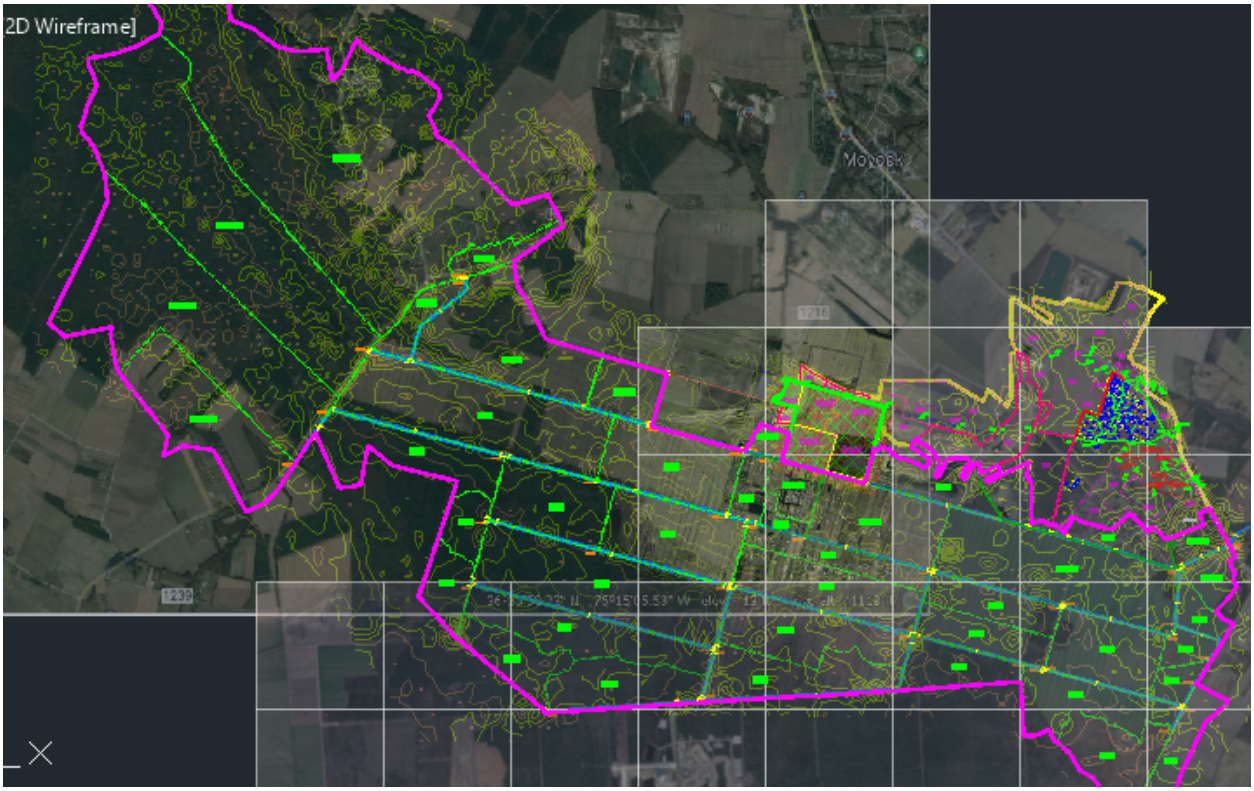
Outfall	Link	Pre-con (2-yr Storm)
Rowland Creek	E001-Outfall1	163.26cfs
Survey Road Ditch	E102-E101	63.95 cfs
Ranchland NC168 Culvert	E E201-E200	61.8 cfs

100-yr Pre-Construction Peak Flow:

Outfall	Link	Pre-con
Rowland Creek	E001-Outfall1	348.54 cfs
Survey Road Ditch	E102-E101	81.97 cfs
Ranchland NC168 Culvert	E201-E200	56.84 cfs

EPA SWMM Model (Ex. Conditions Aerial Schematic):

Full-Size (readable) Copy enclosed with original submission

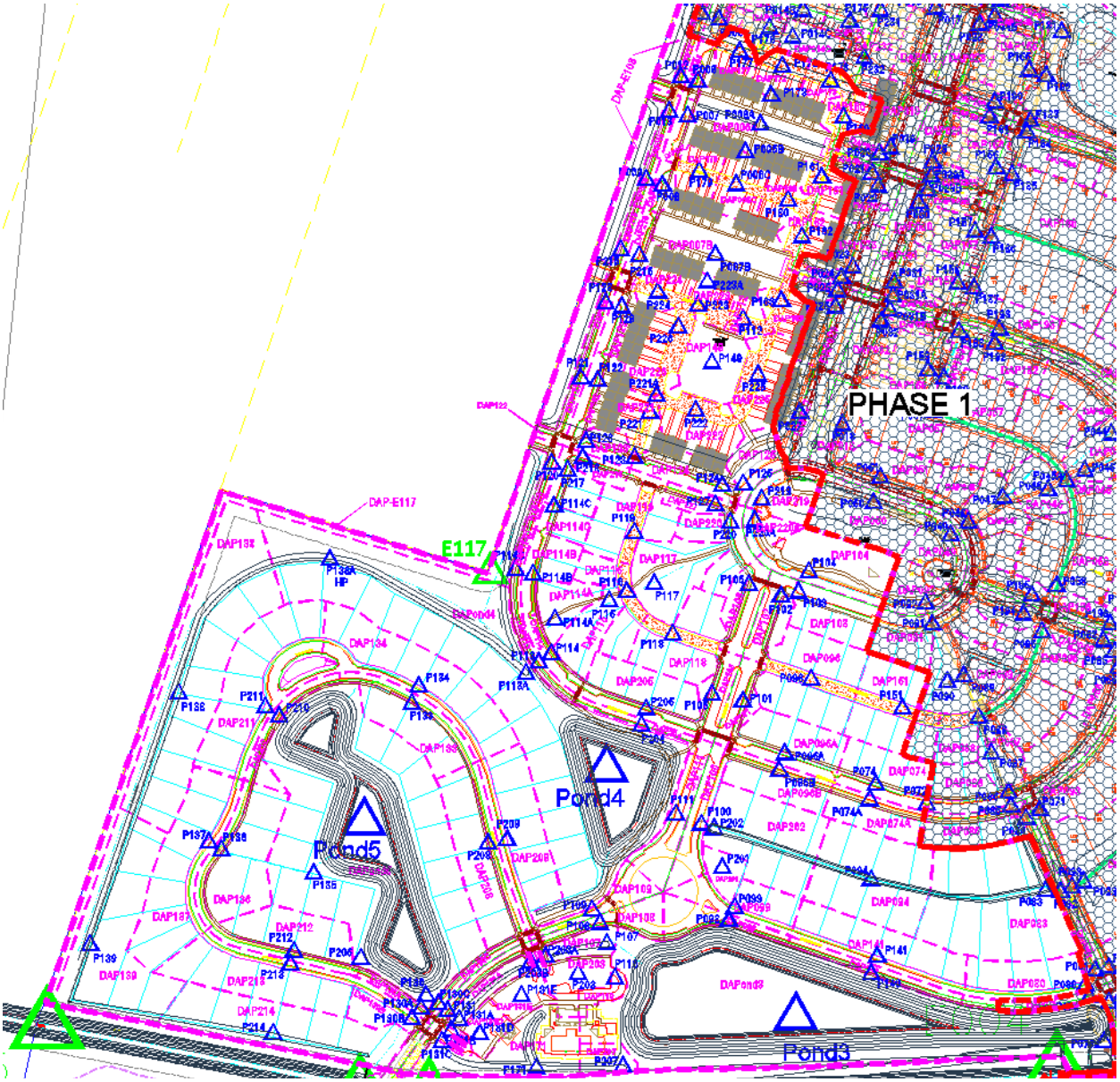


EPA SWMM Model (Ex. Conditions Graphical Model):

Electronic Copy included in Original Submission

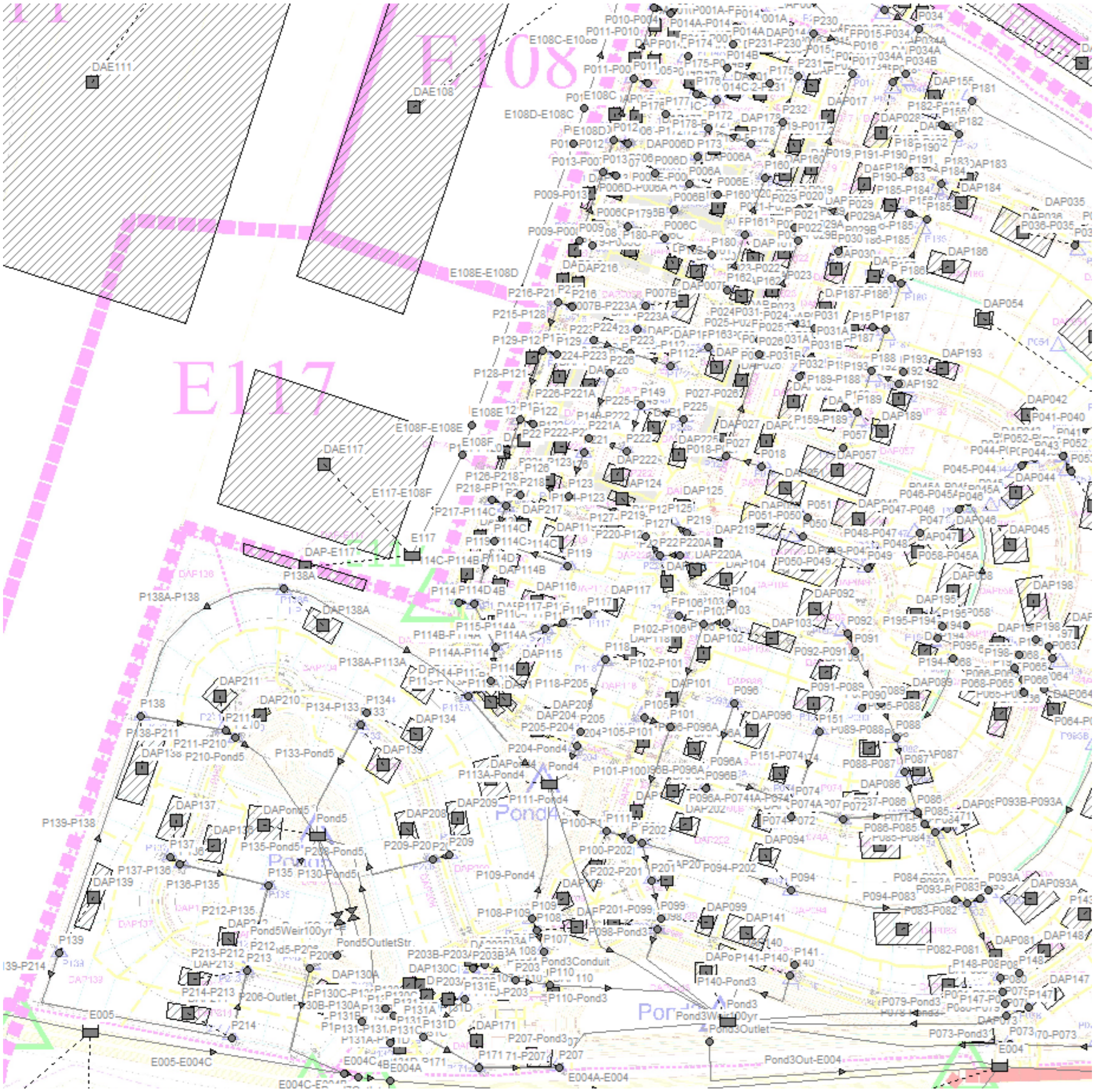
Phase 2 & 3 EPA SWMM Model (Prop. Conditions CADD Schematic):

Full-Size copy available on request



EPA SWMM Model (Prop. Conditions Graphical Model):

Electronic Copy available on request



Model Hydrology

Runoff was modeled utilizing the NRCS (SCS) Method for the 2-yr, 10-yr, and 100-yr, 24-hour storm events. NRCS standard Type III (coastal) rainfall distributions were utilized with total rainfall depths of:

2yr, 24hr Total Rainfall Depth = 3.71 in. (Currituck County Standard)
10yr, 24 hr Total Rainfall Depth = 5.74 in. (NOAA Atlas 14)
100yr, 24 hr Total Rainfall Depth = 9.54 in. (NOAA Atlas 14)

Runoff was routed through the model utilizing a Dynamic Wave method.

Methodology

In the Overall Model, three Links of Interest (LOI) from the subject property were identified:

Outfall	**Associated Model Link**
Rowland Creek	E001-Outfall1
Survey Road Ditch	E102-E101
Ranchland NC168 Culvert	E201-E200

Within the property, the existing farm ditches were interconnected such that flows can "balance" between the outfalls and such that areas within the property may contribute runoff to more than one outfall over the course of a storm.

All contributing drainage areas flowing to the three proposed outlets were analyzed and on-site areas were segregated from off-site areas. For the Existing Conditions model, the 2-year rainfall event was applied to on-site drainage areas and the 10-yr rainfall event was applied to off-site drainage areas. Links of Interest were identified at locations immediately downstream of the proposed project. These LOI were utilized as the "comparison locations" to analyze the effectiveness of the system design in mitigating post-construction flows to pre-construction levels.

Two Existing Conditions models were run to generate flow control values for the four outfalls: In order to generate the control flow values for the post-construction 10-yr rainfall event, the Pre-Con 10-yr/2-yr Model was run which assigned the 2-yr rainfall event to on-site drainage areas and the 10-yr rainfall event to off-site drainage areas. In order to generate the control flow values for the post-construction 100-yr rainfall event, the Pre-Con 100-yr Model was run which assigned the 100-yr rainfall event to all drainage areas within the model.

The Post-Construction design consists of a network of five large interconnected ponds with a Normal Water Surface Elevation of 2.5' distributed throughout the proposed project and connected to the Survey Road Ditch and to Rowland Creek via a weir control structures. The same weir configuration utilized for the Overall Model was utilized for the Phase 3 analysis.

Results:

A complete tabulation of the results for Model Elements will be made available upon request (via compact disk). Summary results pertaining to the design and Currituck County Compliance are as follows:

2-yr Rainfall / 10-yr Rainfall Peak Flow Mitigation:

2-yr/10-yr Peak Flow Mitigation:			
Outfall	**Link**	**Pre-con (2-yr Storm)**	**Post-con (10-yr Storm)**
Rowland Creek	E001-Outfall1	163.26 cfs	145.18 cfs
Survey Road Ditch	E102-E101	63.95 cfs	60.23 cfs
Ranchland NC168 Culvert	E E201-E200	61.8 cfs	57.2 cfs

100-yr, 24 hr Rainfall Peak Flow Mitigation:

100-yr Peak Flow Mitigation:			
Outfall	**Link**	**Pre-con**	**Post-con**
Rowland Creek	E001-Outfall1	348.54 cfs	319.17 cfs
Survey Road Ditch	E102-E101	81.97 cfs	75.42 cfs
Ranchland NC168 Culvert	E201-E200	56.84 cfs	55.05 cfs

Conclusions:

The proposed Phase 2&3 development is a portion of and conforms to the Overall Drainage Plan. The addition of Phases 2&3 results in full build-out of the northern Project Area (north of Rowland Creek). When details from the Phase 2&3 Construction Plans are incorporated into the original Overall Model, the proposed Phase 2&3 design complies with the Currituck County Stormwater Ordinance requirement that post-development peak flow from the 10-yr, 24 hr rainfall event be maintained at or below the pre-development peak flow from a 2-yr, 24hr rainfall event across a theoretical wooded site. Additionally, the peak flow from the 100-yr rainfall event conforms to pre-construction peak flow rates.

BUA Tabulations:

Built-Upon Area utilized for the EPA SWMM Model reflects the updated BUA submitted to NCDEQ and permitted as a part of the High Density Permit Approval for the Northern project Area. Those complete BUA Tabulations are attached to this report for reference & documentation.

The Fost Tract PD-R - North Project Area
Phase 3
Modification to Permit #SW7200202
12/26/2024

Basin Information	DA Pond 1	DA Pond 2-3-4	DA Pond 5	DA - Uncontrolled	Total
Receiving Stream Name	Rowland Creek Canal	Rowland Creek Canal	Rowland Creek Canal	Rowland Creek Canal	Rowland Creek Canal
Stream Class	C;SW	C;SW	C;SW	C;SW	C;SW
Stream Index Number	30-1-2-2-5-1-2-1	30-1-2-2-5-1-2-1	30-1-2-2-5-1-2-1	30-1-2-2-5-1-2-1	30-1-2-2-5-1-2-1
Total Drainage Area (sf)	578,264	4,250,771	749,982	344,384	5,923,401
On-site Drainage Area (sf)	578,264	4,250,771	749,982	344,384	5,923,401
Off-site Drainage Area (sf)	0	0	0	0	0
Proposed Impervious Area (sf)	367,500	1,756,918	285,912	-	2,410,330
% Impervious Area (total)	63.6%	41.3%	38.1%	0.0%	40.7%

Impervious Surface Area	DA Pond 1	DA Pond 2-3-4	DA Pond 5	DA - Uncontrolled	Total	
On-site Buildings / Lots (sf)	165545	994,194	211,357	-	1,371,096	
On-site Streets (sf)	172253	504613	62,849	-	739,715	
On-site Parking (sf)	3780	76019	0	0	79,799	*
On-site Sidewalks (sf)	23409	171539	10,861	-	205,809	*
Other on-site (sf)	2513	10553	845	0	13,911	
Future (sf)	0	0	0	0	0	
Off-site (sf)	0	0	0	0	0	
Existing BUA (sf)	0	0	0	0	0	
Total (sf):	367,500	1,756,918	285,912	-	2,410,330	

*Portions of Driveways and sidewalks on TH lots are included in the TH Lot Coverage total (TH Lots are calculated as 100% Coverage).

Fost - Planned Development **Allowable Built-Upon Area and** **High-Density**
Phases 1 - 3 Residential Subdivision **Deed Restriction Calculations**

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
PHASE 1	1	12,259	5,517
	2	12,166	5,475
	3	12,390	5,576
	4	12,040	5,418
	5	11,863	5,338
	6	11,720	5,274
	7	11,609	5,224
	8	11,535	5,191
	9	11,499	5,175
	10	11,516	5,182
	11	12,732	5,729
	12	12,730	5,729
	13	12,831	5,774
	14	14,812	6,665
	15	14,444	6,500
	16	14,099	6,345
	17	8,270	4,962
	18	8,270	4,962
	19	8,270	4,962
	20	8,000	4,800
	21	8,602	5,161
	22	8,603	5,162
	23	8,288	4,973
	24	8,288	4,973
	25	8,288	4,973
	26	8,267	4,960
	27	7,475	4,485
	28	8,101	4,861
	29	9,219	5,531
	30	8,087	4,852
	31	8,193	4,916
	32	9,065	5,439
	33	8,002	4,801
	34	8,201	4,921
	35	8,419	5,051
	36	8,417	5,050
	37	8,418	5,051
	38	13,646	6,141
	39	12,473	5,613
	40	12,032	5,414
	41	11,591	5,216
	42	11,049	4,972
	43	9,627	4,332
	44	9,736	4,381
	45	10,430	4,694
	46	10,430	4,694
	47	11,456	5,155
	48	12,300	5,535
	49	13,012	5,855
	50	12,823	5,770
	51	12,821	5,769
	52	12,920	5,814
	53	12,610	5,675
	54	10,443	4,699
	55	10,054	4,524

Fost - Planned Development **Allowable Built-Upon Area and** **High-Density**
Phases 1 - 3 Residential Subdivision **Deed Restriction Calculations**

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
	56	10,053	4,524
	57	10,053	4,524
	58	10,053	4,524
	59	10,784	4,853
PHASE 2	60	11,105	4,997
	61	12,490	5,621
	62	12,336	5,551
	63	11,317	5,093
	64	11,317	5,093
	65	11,317	5,093
	66	11,317	5,093
	67	11,317	5,093
	68	11,317	5,093
	69	10,337	4,652
	70	10,337	4,652
	71	10,337	4,652
	72	11,064	4,979
	73	11,828	5,323
	74	12,699	5,715
	75	11,493	5,172
	76	11,305	5,087
	77	11,505	5,177
	78	13,300	5,985
	79	13,705	6,167
	80	12,811	5,765
PHASE 1	81	11,291	5,081
	82	10,363	4,663
	83	10,366	4,665
	84	10,366	4,665
	85	10,366	4,665
	86	10,366	4,665
	87	11,127	5,007
	88	10,951	4,928
	89	10,929	4,918
	90	9,581	4,311
	91	9,582	4,312
	92	10,282	4,627
	93	13,893	6,252
	94	14,346	6,456
	95	14,773	6,648
	96	10,654	4,794
	97	10,648	4,792
	98	10,665	4,799
	99	10,341	4,653
	100	10,336	4,651
	101	11,107	4,998
	102	11,730	5,279
	103	11,986	5,394
	104	12,620	5,679
	105	12,389	5,575
	106	12,134	5,460
	107	8,524	5,114
	108	8,620	5,172
	109	8,621	5,173
	110	8,863	5,318
	111	8,393	5,036

Fost - Planned Development **Allowable Built-Upon Area and** **High-Density**
Phases 1 - 3 Residential Subdivision **Deed Restriction Calculations**

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
	112	8,304	4,982
	113	8,416	5,050
PHASE 2	114	7,769	4,661
	115	6,896	4,138
	116	6,905	4,143
	117	6,927	4,156
	118	6,927	4,156
	119	6,927	4,156
	120	7,946	4,768
	121	9,320	5,592
	122	10,219	6,131
	123	9,239	5,543
	124	8,533	5,120
	125	8,390	5,034
	126	7,927	4,756
	127	8,134	4,880
	128	7,554	4,532
	129	8,118	4,871
	130	9,055	5,433
	131	8,217	4,930
	132	7,794	4,676
	133	7,899	4,739
	134	8,725	5,235
	135	8,725	5,235
	136	7,325	4,395
	137	7,325	4,395
	138	7,325	4,395
	139	7,325	4,395
	140	7,325	4,395
	141	7,325	4,395
	142	8,153	4,892
	143	8,251	4,951
	144	8,366	5,020
	145	11,799	5,310
	146	11,590	5,216
	147	10,718	4,823
	148	10,456	4,705
	149	10,393	4,677
	150	10,393	4,677
	151	10,393	4,677
	152	10,393	4,677
	153	10,831	4,874
	154	9,230	4,154
	155	9,281	4,176
	156	9,320	4,194
	157	9,359	4,212
	158	9,586	4,314
	159	10,057	4,526
	160	11,620	5,229
	161	11,452	5,153
	162	12,292	5,531
	163	13,440	6,048
	164	14,564	6,554
	165	9,792	4,406
	166	10,259	4,617
	167	10,000	4,500

Fost - Planned Development **Allowable Built-Upon Area and** **High-Density**
Phases 1 - 3 Residential Subdivision **Deed Restriction Calculations**

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
PHASE 2	168	10,000	4,500
	169	10,634	4,785
	170	10,938	4,922
	171	10,355	4,660
	172	10,897	4,904
	173	10,499	4,725
	174	9,736	4,381
	175	9,969	4,486
	176	10,294	4,632
	177	10,912	4,910
	178	10,744	4,835
	179	10,892	4,901
	180	10,976	4,939
	181	11,243	5,059
	182	10,787	4,854
	183	11,499	5,175
	184	11,204	5,042
	185	11,031	4,964
	186	10,962	4,933
	187	10,017	4,508
	188	10,179	4,581
	189	11,988	5,395
	190	20,660	9,297
	191	13,261	5,967
	192	11,581	5,211
	193	10,477	4,715
	194	10,023	4,510
	195	9,487	4,269
	196	10,000	4,500
	197	9,096	4,093
	198	11,274	5,073
	199	11,003	4,951
	200	11,007	4,953
	201	11,007	4,953
	202	11,007	4,953
	203	11,007	4,953
	204	10,939	4,923
	205	10,939	4,923
	206	10,939	4,923
	207	10,313	4,641
	208	10,997	4,949
	209	10,790	4,856
	210	10,123	4,555
	211	10,053	4,524
	212	10,014	4,506
	213	10,022	4,510
	214	10,370	4,667
PHASE 1	T1	3,530	3,530
	T2	2,134	2,134
	T3	2,134	2,134
	T4	2,134	2,134
	T5	2,134	2,134
	T6	3,055	3,055
	T7	3,376	3,376
	T8	2,134	2,134
	T9	2,134	2,134

Fost - Planned Development **Allowable Built-Upon Area and** **High-Density**
Phases 1 - 3 Residential Subdivision **Deed Restriction Calculations**

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
PHASE 1	T10	3,201	3,201
	T11	3,201	3,201
	T12	2,134	2,134
	T13	2,134	2,134
	T14	3,462	3,462
	T15	2,940	2,940
	T16	2,134	2,134
	T17	2,134	2,134
	T18	2,134	2,134
	T19	2,940	2,940
	T20	3,186	3,186
	T21	2,134	2,134
	T22	2,134	2,134
	T23	2,134	2,134
	T24	2,134	2,134
	T25	3,199	3,199
	T26	2,713	2,713
	T27	1,809	1,809
	T28	1,809	1,809
	T29	1,809	1,809
	T30	1,809	1,809
	T31	2,711	2,711
	T32	2,743	2,743
	T33	1,829	1,829
	T34	1,829	1,829
	T35	1,829	1,829
	T36	2,743	2,743
	T37	2,743	2,743
	T38	1,829	1,829
	T39	1,829	1,829
	T40	1,829	1,829
	T41	2,743	2,743
	T42	2,700	2,700
	T43	1,800	1,800
	T44	2,700	2,700
PHASE 2	T45	2,811	2,811
	T46	1,874	1,874
	T47	1,874	1,874
	T48	1,874	1,874
	T49	2,811	2,811
	T50	2,811	2,811
	T51	1,874	1,874
	T52	1,874	1,874
	T53	1,874	1,874
	T54	2,811	2,811
	T55	2,713	2,713
	T56	1,809	1,809
	T57	1,809	1,809
	T58	1,809	1,809
	T59	1,809	1,809
	T60	2,713	2,713
	T61	2,927	2,927
	T62	1,809	1,809
	T63	1,809	1,809
	T64	2,713	2,713
	T65	2,713	2,713

Fost - Planned Development **Allowable Built-Upon Area and** **High-Density**
Phases 1 - 3 Residential Subdivision **Deed Restriction Calculations**

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
PHASE 2	T66	1,809	1,809
	T67	1,809	1,809
	T68	2,854	2,854
	T69	2,858	2,858
	T70	1,905	1,905
	T71	1,905	1,905
	T72	1,905	1,905
	T73	2,858	2,858
	T74	2,858	2,858
	T75	1,905	1,905
	T76	1,905	1,905
	T77	1,905	1,905
	T78	3,338	3,338
	T79	2,858	2,858
	T80	1,905	1,905
	T81	2,858	2,858
	T82	2,858	2,858
	T83	1,905	1,905
	T84	2,858	2,858
	T85	2,858	2,858
	T86	1,905	1,905
	T87	3,338	3,338
PHASE 3	T88	2,975	2,975
	T89	2,380	2,380
	T90	2,380	2,380
	T91	2,380	2,380
	T92	2,975	2,975
	T93	2,975	2,975
	T94	2,380	2,380
	T95	2,380	2,380
	T96	2,975	2,975
	T97	2,261	2,261
	T98	1,809	1,809
	T99	1,809	1,809
	T100	1,809	1,809
	T101	1,809	1,809
	T102	2,261	2,261
	T103	2,261	2,261
	T104	1,809	1,809
	T105	1,809	1,809
	T106	1,809	1,809
	T107	1,809	1,809
	T108	2,261	2,261
	T109	2,576	2,576
	T110	2,061	2,061
	T111	2,061	2,061
	T112	2,061	2,061
	T113	2,061	2,061
	T114	2,576	2,576
	T115	2,576	2,576
	T116	2,061	2,061
	T117	2,061	2,061
	T118	2,061	2,061
	T119	2,061	2,061
	T120	2,576	2,576
	T121	2,769	2,769

Fost - Planned Development **Allowable Built-Upon Area and** **High-Density**
Phases 1 - 3 Residential Subdivision **Deed Restriction Calculations**

	LOT NO.	LOT AREA (ft^2)	Max. Allowable Built-Upon Area (BUA) (ft^2)
PHASE - 3	T122	2,215	2,215
	T123	2,769	2,769
	T124	2,769	2,769
	T125	2,215	2,215
	T126	2,769	2,769
	Total	**2,524,898**	**1,371,096**